

TITLE TO REAL ESTATE

KEYS PRINTING CO.

THE STATE OF SOUTH CAROLINA,  
County of Greenville.

KNOW ALL MEN BY THESE PRESENTS, That I, Daisy M. Pollard

.....in the State aforesaid,  
.....in consideration of the sum of  
Thirty-Four Hundred and no/100 Dollars

to me .....in hand paid  
at and before the sealing of these presents by  
Modern Industries

(the receipt whereof is hereby acknowledged) have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto the said  
Modern Industries, Its successors and assigns, forever:-

All that piece, parcel or lot of land in Butler Township, Greenville County, State of South Carolina.

and being known and designated as Lots Nos. 1, 2, 8 and 20, on a Plat of property of Marsmen, Inc. made by Dalton & Neves, June 1945, and recorded in the R. M. C. Office for Greenville County, in Plat Book "M", at page 133; reference to said Plat is craved for a more complete description.

The above lots have the following metes and bounds:

Lot No. 1: Beginning at an iron pin on the South side of Spartanburg Road (East North St. Ext.), corner of East Lake property, and running thence with said road N. 56-50 E. 130 ft. to an iron pin, joint corner of Lots 1 and 2; thence with line of Lot 2, S. 33-10 E. 200 feet to an iron pin in line of Lot 20; thence with line of Lot 20, S. 56-50 W. 56.5 feet to a pin; thence with East Lake line, N. 53-26 W. 212.8 feet to an iron pin, the beginning corner.

Lot No. 2: Beginning at an iron pin on the South side of Spartanburg Road (East North St. Ext.), joint corner of Lots 1 and 2, and running thence with said road N. 56-50 E. 100 feet to an iron pin, joint corner of lots 2 and 3; thence with line of lot 3, S. 33-10 E. 200 feet to an iron pin in line of lot 20; thence with line of lot 20, S. 56-50 W. 100 feet to an iron pin, joint corner of lots 1 and 2; thence with line of lot 1, N. 33-10 W. 200 feet to an iron pin, the beginning corner.

Lot No. 8: Beginning at an iron pin on the South side of Spartanburg Road (East North St. Ext.) joint corner of lots 7 and 8, and running thence with said Road N. 56-50 E. 100 feet to an iron pin on the West side of a sixty-foot Road (Griffin Drive), running thence with said sixty-foot Road, S. 33-10 E. 200 feet to an iron pin, joint corner of lots 8 and 20; thence with line of lot 20, S. 56-50 W. 100 feet to an iron pin, joint corner of Lots 7 and 8; thence with line of lot 7, N. 33-10 W. 200 feet to an iron pin; the beginning corner.

Lot No. 20: Beginning at an iron pin on the West side of a sixty-foot Road (Griffin Drive), joint corner of lots 8 and 20, and running thence S. 56-50 W. 756.5 feet to an iron pin in line of East Lake property; thence with East Lake property S. 53-26 E. 159.6 feet to an iron pin, joint corner of lots 20 and 21; thence with line of lot 21, N. 56-50 E. 701 feet to an iron pin on the West side of a sixty-foot Road (Griffin Drive); thence with the West side of said Road N. 33-10 W. 150 feet to an iron pin, the beginning corner.

This is a portion of property conveyed by the Heirs of E. S. Griffin to Marsmen, Inc. by Deed recorded in the R. M. C. Office for Greenville County, in Deed Book 278, at page 94, and a portion of this land including the above lots, is being developed as a restricted residential district, and is sold subject to the following restrictions, which constitute a part of the consideration hereof and shall be effective for a period of fifty (50) years from the date hereof; (1) Said property is to be sold for the residential purposes only; (2) no house to be built thereon at a cost of less than Four Thousand (\$4,000.00) Dollars; (3) No house to be erected nearer than 25 feet from the South side of Spartanburg Road (East North St. Ext.); (4) said property is not to be sold or rented to any person of African descent.